

# PHILIP WOOLLER

## SALE AGREED



BOSCOMBE ROAD W12 • ASKEW ROAD AREA  
£635,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- 19' Reception room with bay
- Kitchen
- Well screened roof terrace
- Good built-in storage
- High ceilings and great light
- Entrance hall with coat hanging space

Type  
Raised ground floor flat

Gross internal floor area  
786 sq ft / 73 sq m approx.

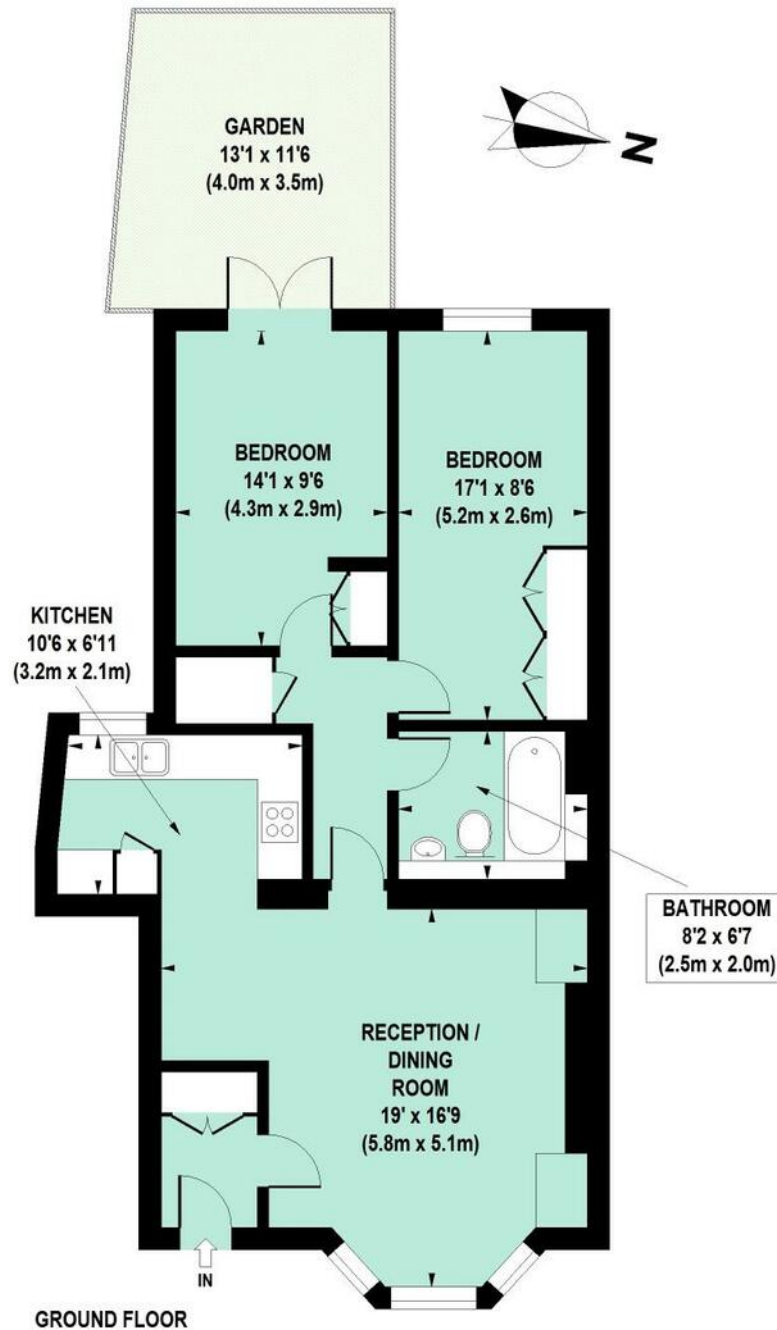
Nearest stations  
Shepherd's Bush ( Central Line and overground station) Shepherd's Bush Market and Goldhawk Road ( Hamm. & City and Circle Lines )

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### Boscombe Road, W12

Approximate Gross Internal Area 73 sq m / 786 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

### IMPORTANT NOTICE

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